

Tenure: Freehold  
 Council Tax Band: A  
 EPC Rating: C  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**£120,000**  
Offers Over



## Jacobs Street

Lowestoft, NR32 2LN

- IDEAL FIRST TIME BUY/INVESTMENT OPTION
- OFF ROAD PARKING TO REAR
- 3 BEDROOMS
- TWO RECEPTION ROOMS
- CHAIN FREE
- LOW MAINTENCE REAR GARDEN
- NO THROUGH ROAD FRONTAGE
- DOUBLE GLAZED THROUGHOUT
- CLOSE TO TRANSPORT LINKS
- GAS CENTRAL HEATING



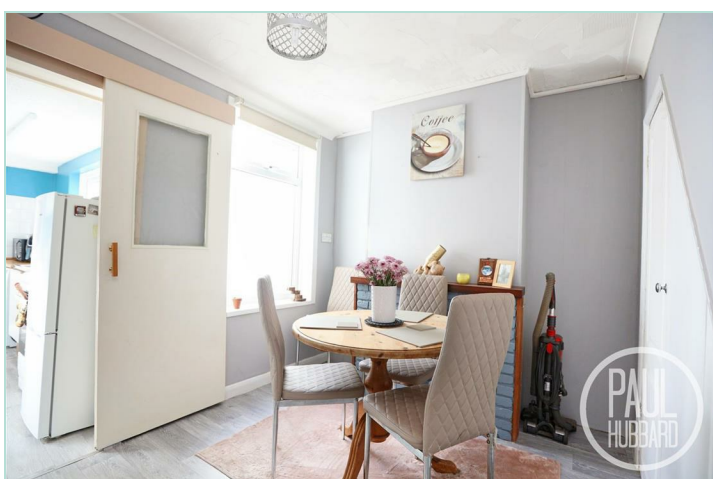
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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### Location

This home is situated in the Heart of an English Coastal Town nestled in the most easterly point of the British Isles. With award-winning sandy beaches and breath-taking Victorian seafront gardens. Explore the Royal Plain Fountains, two piers, and a variety of independent eateries that will tantalise your taste buds. Education is a top priority here, with excellent schools for all ages. Commuting is a breeze with a bus station and train station that offer regular services to Norwich and surrounding areas. Located just 110 miles north-east of London, 38 miles north-east of Ipswich, and 22 miles south-east of Norwich.

### Sitting room

3.15 x 3.0  
UPVC double glazed window and entrance door to the front aspect, carpet flooring throughout, radiator, storage cupboard and an opening to the stairs and through to the dining room.

### Dining room

3.12 x 2.41  
UPVC double glazed window to the rear aspect, vinyl flooring throughout, radiator, under stair storage cupboard and a door opening to the kitchen.

### Kitchen

3.16 x 1.58  
UPVC double glazed window to the side aspect, vinyl flooring throughout, units above and below, laminate work surfaces, stainless steel sink with drainer, spaces for oven, fridge/freezer & a washing machine, and an opening leads through to the rear lobby.

### Lobby

A UPVC door leads to the rear garden, vinyl flooring throughout, radiator and a door opening to the shower room.

### Shower room

2.03 x 1.54  
UPVC double glazed obscure window to the side aspect, vinyl flooring throughout, pedestal wash basin, toilet and an electric shower within an enclosed glass cubicle.

### Bedroom 1

3.16 x 3.04  
UPVC double glazed window to the front aspect, carpet flooring throughout, radiator and an opening to a storage cupboard with loft access.

### Bedroom 2

3.13 x 2.43  
UPVC double glazed window to the rear aspect, carpet flooring throughout, radiator and a door opens to bedroom 3.

### Bedroom 3

3.20 x 1.62  
UPVC double glazed window to the side aspect, carpet flooring throughout and a radiator.

### Outside

The rear of the property features a low-maintenance paved garden, fully enclosed by panel fencing for privacy, with a storage shed and gated access leading to off-road parking.

### Financial services

If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and

relocators. Call or email in today to arrange your free, no obligation quote.

